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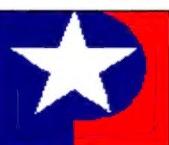
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Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
APPRAISED: 1,141,500 / 1,141,500  
USE VALUE: 1,141,500 / 1,141,500  
ASSESSED: 1,141,500 / 1,141,500
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHEN HANG	
Owner 2:	
Owner 3:	
Street 1: 29 BROOKS AVE	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1: STANGAS MICHAEL & LINNEA F -	
Owner 2: STANGAS DEBBIE -	
Street 1: PO BOX 719	
Twn/City: STERLING	
St/Prov: MA	Cntry:
Postal: 01564	

NARRATIVE DESCRIPTION
This parcel contains .126 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3385 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms. remainder is

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5500		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,201						421,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	5500.000	720,300		421,200	1,141,500		3285
							GIS Ref
							GIS Ref
							Insp Date
							08/20/18

PREVIOUS ASSESSMENT								Parcel ID	003.0-0005-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	720,300	0	5,500.	421,200	1,141,500		Year end	12/23/2021
2021	105	FV	688,400	0	5,500.	421,200	1,109,600		Year End Roll	12/10/2020
2020	105	FV	688,600	0	5,500.	421,200	1,109,800		Year End Roll	12/18/2019
2019	105	FV	509,400	0	5,500.	447,500	956,900	956,900	Year End Roll	1/3/2019
2018	105	FV	509,400	0	5,500.	326,400	835,800	835,800	Year End Roll	12/20/2017
2017	105	FV	478,900	0	5,500.	284,300	763,200	763,200	Year End Roll	1/3/2017
2016	105	FV	478,900	0	5,500.	242,200	721,100	721,100	Year End	1/4/2016
2015	105	FV	428,800	0	5,500.	236,900	665,700	665,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
STANGAS MICHAEL	1554-191	1	2/5/2020			1,200,000	No	No									
STANGAS MICHAEL	1539-129	1	1/7/2019	Convenience			1	No	No								
STANGAS THEODOR	1209-146		8/18/1999	Convenience			1	No	No								

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
5/28/2009	401	Manual	3,450						4/12/2021	Mail Update	JO	Jenny O												
9/3/2002	725	Re-Roof	6,000 C						4/17/2020	SQ Mailed	MM	Mary M												
									11/5/2018	Mail Update	MM	Mary M												
									8/20/2018	MEAS&NOTICE	CC	Chris C												
									1/29/2009	Meas/Inspect	294	PATRIOT												
									10/19/1999	Inspected	267	PATRIOT												
									9/24/1999	Mailer Sent														
									9/24/1999	Measured	267	PATRIOT												
									8/28/1993		EK													

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 13 - Multi-Garden	Sty Ht: 2T - 2 & 3/4 Sty	Full Bath: 3	Rating: Average	A Bath:	Rating:									16 OFFP											
(Liv) Units: 3	Total: 3	3/4 Bath:	Rating:	A 3QBth:	Rating:									EFP 6											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									OFFP											
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																						
	%																								
Roof Struct: 3 - Gambrel	OTHER FEATURES			Kits: 3	Rating: Average	RESIDENTIAL GRID																			
Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	1st Res Grid	Desc: Line 1	# Units 1							
Color: GREY	Frl:	Rating:	Other																						
View / Desir:	WSFlue:	Rating:	Upper																						
GENERAL INFORMATION				Lvl 2																					
Grade: C+ - Average (+)	CONDO INFORMATION			Lvl 1																					
Year Blt: 1912	Eff Yr Blt:	Location:	Total Units:	Lower																					
Alt LUC:	Alt %:	Floor:																							
Jurisdct: G10	Fact: .	% Own:																							
Const Mod:	DEPRECIATION			Name:		REMODELING								RES BREAKDOWN											
Lump Sum Adj:				Phys Cond: GD - Good	18. %	No Unit	RMS	BRS	FL																
INTERIOR INFORMATION				Functional:	%	1	4	1																	
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Economic:	Special:	Additions:	%	1	4	2																	
Sec Int Wall:	%	Override:		Kitchen:	%	1	6	2																	
Partition: T - Typical				Baths:	%																				
Prim Floors: 3 - Hardwood				Plumbing:	%																				
Sec Floors: 5 - Lino/Vinyl	25 %	Total:	18.6 %	Electric:	%																				
Bsmnt Flr: 12 - Concrete				Heating:	%																				
Subfloor:				General:	%																				
Bsmnt Gar:				Totals		3	14	5																	
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 2 - Gas																									
Heat Type: 5 - Steam																									
# Heat Sys: 3																									
% Heated: 100																									
Solar HW: NO	Central Vac: NO	% AC:																							
% Com Wal																									
% Sprinkled																									
MOBILE HOME				Make:		Model:	Serial #	Year:	Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 003-0-0005-0001.0								IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
AssessPro Patriot Properties, Inc																									
More: N	Total Yard Items:	Total Special Features:								Total:															